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Doc#. 2330641111 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/02/2023 11:46 AM Pg: 1 of 3

Dec ID 20231001662533
ST/CO Stamp 1-744-988-112 ST Tax \$680.00 CO Tax \$340.00
City Stamp 0-868-722-640 City Tax: \$7,140.00

WARRANTY DEED
ILLINOIS STATUTORY
Individual

Chicago Title

2305C 813053

THE GRANTOR, ALG PROPERTIES, LLC, an Illinois Limited Liability Company, of the City of Nashville, County of Davison, State of Tennessee, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to KIMCHI PROPERTIES LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable.

Permanent Real Estate Index Number(s): 17-04-205-068-1027 and 17-04-205-068-1059.
Address(es) of Real Estate: 1429 N. Wells St., Unit 702 and G-28, Chicago, IL 60610.

Dated this 27th day of October, 2023.

ALG PROPERTIES, LLC

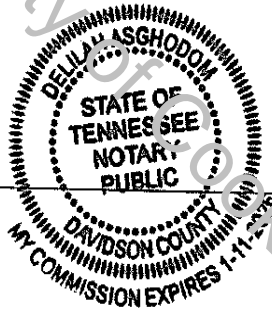
Kathleen B. Grainger
KATHLEEN B. GRAINGER, Member and Manager

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STATE OF TENNESSEE, COUNTY OF Davidson ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KATHLEEN B. GRAINGER, Member/Manager of ALG PROPERTIES LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27th day of October, 2023.



Delilah Asghodoni (Notary Public)

Prepared by:

Richard C. Spain, Esq.
Hahn Loeser & Parks, LLP
200 W. Madison St., Ste. 2700
Chicago, IL 60606

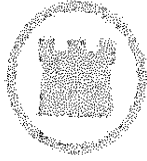
Mail To:

David Grady, Esq.
Lattas Law
3660 West Irving Park Road
2nd Floor
Chicago, IL 60618

Name and Address of Taxpayer:

KIMCHI PROPERTIES LLC
1429 N. WELLS ST. #702
CHICAGO, IL 60610

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23CSC813053LP

For APN/Parcel ID(s): 17-04-205-068-1027 and 17-04-205-068-1059

PARCEL 1: UNIT NUMBER 702 AND PARKING SPACE UNIT G-28 IN 1429 NORTH WELLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 (EXCEPT THE EAST 172 FEET THEREOF), LOT 3 AND LOT 5 (EXCEPT THE SOUTH 25 FEET OF THE WEST 100 FEET THEREOF) IN THE COUNTY CLERK'S RESUBDIVISION OF LOT 117 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTH 25 FEET OF THE WEST 100 FEET OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AND THE NORTH 1/2 OF LOT 13 (EXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94 99, 100, 101, 102 AND PARTS OF LOTS 95, 96, 97 AND 100 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 3, 2001 AS DOCUMENT NUMBER 0010264604, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AND OVER AND UPON THE NORTH 4.5 FEET OF THE SOUTH 1/2 OF LOT 13 (EXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 100, 101, 102 AND PARTS OF LOTS 95, 96, 97 AND 100 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS FOR THE PURPOSE OF INGRESS AND EGRESS AS CREATED BY EASEMENT AGREEMENT RECORDED JUNE 6, 1979 AS DOCUMENT 24990781 FILED JUNE 6, 1979 AS DOCUMENT LR 39095867 AND AMENDED BY AGREEMENT RECORDED JULY 15, 1999 AS DOCUMENT 99679305, IN COOK COUNTY ILLINOIS.